



Clipper Wharf, Shelly Road, Exmouth





A stunning **waterside property** with four bedrooms, on exclusive Exmouth Marina.

Summary of accommodation

Ground Floor: Study | Kitchen/dining room | Cloakroom

First Floor: Principal bedroom with en suite bathroom | One further bedroom | Shower room

Second Floor: One bedroom | Sitting room

Outside: Garage | Balcony | Patio garden

Distances

Exmouth town centre 0.5 miles, Exmouth station 0.5 miles (32 minutes to Exeter St. David's)

M5 Junction 30 7.6 miles, Exeter Airport 9.5 miles (1 hour to London City Airport)

Exeter city centre 11.5 miles, Exeter St. David's station 12.8 miles (2 hours to London

Paddington) (All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

The property is located in prime position on the exclusive Exmouth Marina, overlooking the waterside with views out to the River Exe estuary. The Marina has several cafés, bars and restaurants, while the vibrant town centre is just half a mile away.

The town enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. Exmouth is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.



The Cathedral City of Exeter is only 11 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafes and wine bars.

The property

2 Clipper Wharf is a stylish, luxury waterside property, with up to four bedrooms and a highly sought-after setting on Exmouth Marina. The property offers beautifully appointed accommodation arranged over three levels with waterside views and contemporary décor and fittings, as well as plenty of natural light throughout.

The ground floor has a study, which is ideal for home working or could be used as a sitting room if required. To the rear of the ground floor, the kitchen and dining room has French doors opening onto the harbourside gardens. The kitchen itself has modern wooden units and integrated appliances, while there is also space for a dining table.

On the first floor there are two well-presented double bedrooms, including the principal bedroom with its fitted storage and en suite bathroom with an over-bath shower. The first floor also has a shower room.



There is a further bedroom with built-in storage on the second floor, along with the sitting room, which enjoys an elevated position overlooking the Marina. French doors open from the sitting room to a south-facing balcony, providing a stunning setting in which to enjoy views across the harbour.

Garden and grounds

There are low-maintenance gardens at the front, while to the rear, the harbourside patio gardens provide a perfect setting for al fresco dining and enjoying peaceful evenings overlooking the water. The property also has a single garage in a shared garaging block, providing secure parking with a further parking space in front.

Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Directions (Postcode EX8 1XR)

what3words///invite.botanists.dimension

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band TBC

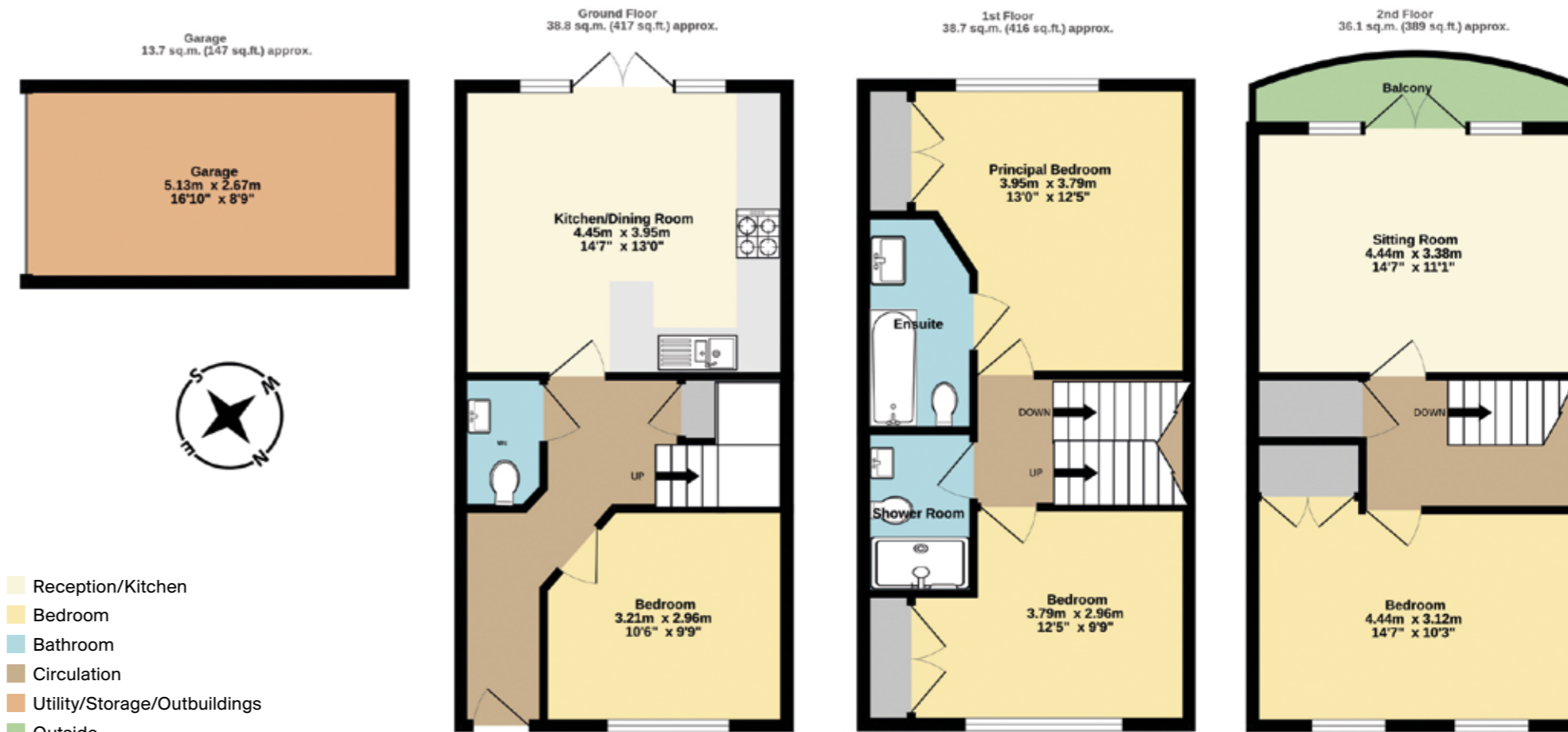
EPC Rating: C

Guide Price: £000,000



Approximate Gross Internal Floor Area 127.3 sq m (1370 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated August 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

